

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
May 24th, 2017
Summary Agenda-Minutes

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. O. Perez, Mr. Suarez, Mr. Casanova
Absent: Mr. Sanchez

2. Approval of Planning and Zoning Board Summary Agenda of May 10th, 2017 as submitted.

Motion to Approve: Mr. Suarez; Second: Mr. Tundidor
Approved: 6-0

Item Approved

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JUNE 13TH, 2017.

3. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and variance permit allow the construction of a duplex on a 60' wide lot (75' minimum required); allow 17' rear yard for existing front unit (25' required); and allow the following variances for a proposed new unit at the rear of the lot: side yard of 5.7' (7.5' minimum required), rear yard of 20' (25' required), unit area of 66% greater than the living area of the two units (60% maximum allowed). Property located at 967 West 30th Street, Hialeah, zoned R-1 (One Family District).

Applicant: Ceasar Mestre, Esq.

Planner's Recommendation: Denial

Applicant requested to table the item

Motion to Table: Mr. Tundidor; Second: Mr. Suarez

Approved 6-0

Item Tabled

4. **Rezoning** from R-1 (One Family District) to P (Parking), for the construction of a parking lot to accommodate overflow parking of the adjacent Residential Office. Property located at 210 East 49th Street, Hialeah, zoned R-1 (One Family District).

Applicant: Olsabe LLC.

Planner's Recommendation: Denial

Motion to Table: Mr. Tundidor; Second: Mr. Suarez

Approved 6-0

Item Tabled

5. **Variance** permit to allow 57 parking spaces including 7 back-out parking spaces, only allowed in low density residential districts, and including 8 on-street parking spaces (total of 80 parking spaces required), waive 7-foot landscape buffer along the north and east side of the entire length of the property located at 3270 East 11th Avenue, and to allow 2% pervious area on each of the properties, where 10% is the minimum required pervious area for each property. Properties located at 3251 and 3270 East 11 Avenue, Hialeah, zoned M-1 (Industrial District).

Applicant: Shanghai Miami Way

Planner's Recommendation: Approval

Motion to Approve: Mr. Suarez; Second: Mr. Tundidor

Approved: 6-0

Item Approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

6. TENTATIVE PLAT of AQUABELLA SECTION II

Planner's Recommendation: Approval

Motion to Approve: Mr. Tundidor; Second: Mr. Casanova

Approved: 6-0

Item Approved

7. Old Business. **None**

8. New Business. **None**

HIALEAH PLANNING AND ZONING BOARD MEETING- MAY 24, 2017

SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.